



16

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: NATHAN WILLIAMS, AICP, SENIOR PLANNER *NW*
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

THROUGH: AMY TEMES AICP, INTERIM PRINCIPAL PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: SEPTEMBER 5, 2018

SUBJECT: S17-1011: LAYTON LAKES PARCEL 4: REQUEST FOR PRELIMINARY PLAT AND OPEN SPACE PLAN FOR LAYTON LAKES PARCEL 4 FOR 75 HOME LOTS (LOTS 1-75) ON APPROXIMATELY 19.6 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF LINDSAY ROAD AND QUEEN CREEK ROAD IN THE SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY

STRATEGIC INITIATIVE: Community Livability

This project would allow for the development of a single family residential subdivision

RECOMMENDED MOTION

Approve the Findings of Fact and S17-1011, Layton Lakes Parcel 4: Request for Preliminary Plat and Open Space Plan for Layton Lakes Parcel 4 for 75 home lots (Lots 1-75) on approximately 19.6 acres of real property generally located at the northwest corner of Lindsay Road and Queen Creek Road in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Company: Pew & Lake, PLC
 Name: Sean Lake
 Address: 1744 S. Val Vista Dr. #217
 Mesa, AZ 85204
 Phone: 480-461-4670
 Email: sean.lake@pewandlake.com

Company: La Familia Mgmt
 Address: 1772 E. Boston St. #101
 Gilbert, AZ 85295

BACKGROUND/DISCUSSION**History**

Date	Description
<i>March 20, 2001</i>	Town Council approved A00-07 (Ordinance No. 1327), annexing approximately 543 acres into the Town of Gilbert, including the subject site.
<i>March 20, 2001</i>	Town Council approved Z00-21 (Ordinance No. 1328), rezoning the approximately 459 acre site from Maricopa County Rural 43 zoning district to Town of Gilbert SF-D, SF-6, SF-7, SF-8, SF-35 and SC zoning districts and creating the Layton Lakes Master Plan PAD with overall Land Use Density of Residential > 2-3.5 DU/ Acre.
<i>December 6, 2017</i>	The Planning Commission discussed GP17-1014 and Z17-1024 for Layton Lakes Parcel 4 as a study session item.
<i>June 6, 2018</i>	The Planning Commission recommended approval of GP17-1014 and Z17-1024 for Layton Lakes Parcel 4 to the Town Council.
<i>August 2, 2018</i>	The Town Council approved GP17-1014 and Z17-1024 for Layton Lakes Parcel 4, amending the land use to Residential > 3.5 – 5 SU/ Acre and rezoning the site to Single Family Detached (SF-D) with a PAD overlay zoning district.

Overview

The subject site is currently an undeveloped 19.6 acre parcel within the Layton Lakes Master Planned Community. The subject site was recently approved for a change from General Plan land use classification of Shopping Center (SC) to Residential > 3.5-5 DU/ Acre and a change in zoning from Shopping Center (SC) with a Planned Area Development (PAD) to Single Family Detached (SF-D) with a PAD overlay zoning district to allow residential uses with an overall residential lot layout and design for 75 single family residential lots (3.82 DU/ Acre), with proposed Land Development Code (LDC) deviations to increase minimum lot area and dimensions, and reduce the maximum building height to 30' / 2-story.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 2-3.5 DU/Acre	Single Family Detached (SF-D PAD)	Undeveloped residential parcel (Layton Lakes HOA Tract/ Trail and then future Mosaic at Layton Lakes)

South	City of Chandler – Residential Lots	City of Chandler – Residential Lots	Existing residential subdivision (Layton Lakes)
East	Residential > 2-3.5 DU/Acre	Single Family-6 (SF-6 PAD)	Lindsay Road and then existing residential lots (Layton Lakes)
West	Residential > 2-3.5 DU/Acre	Single Family-8 (SF-8 PAD)	Layton Lakes Open Space Tract and then existing residential lots (Layton Lakes)
Site	Residential > 3.5 - 5 DU/Acre	Single Family Detached (SF-D PAD)	Undeveloped (Layton Lakes)

Project Data Table

Site Development Regulations	LDC Conventional Single Family Detached (SF-D)	Layton Lakes Parcel 4 (SF-D PAD) Ord. No. 2675
Minimum Lot Area (sq. ft. per DU)	3,000	5,150
Minimum Lot Dimensions (width x depth)	N/A	46' x 115' (typical)
Maximum Building Height	36' / 3-story	30' / 2-story
Setbacks:		
Front Yard	10'	10'
Side Yard	5' or 0'	5' / 5'
Rear Yard	10'	10'
Lot Coverage	60% single story 50% two/ three-story	60% single story 50% two-story

DISCUSSION

Preliminary Plat and Open Space Plan (S17-1011):

The Layton Lakes Parcel 4 overall subdivision layout and design has generally been established and approved through the Development Plan approved under Z17-1024. The subject request for Preliminary Plat and Open Space Plan by KB Homes is in conformance with the approved Development Plan under Z17-1024. The subdivision proposes 75 total single family residential home lots on the 19.6 acre subject site.

Primary access to the proposed subdivision is from Layton Lakes Blvd. to the west and the applicant is also providing an emergency access point to Lindsay Road, which is currently utilized as a maintenance access driveway, staging and maintenance parking area for the Town of Gilbert lift station. This proposed emergency access point was not viable as a secondary access point into the subdivision, due to legal access issues as well as the existing lift station utilizing this area for maintenance vehicle parking and staging of equipment when necessary. However, as emergency access is required for the site and designating this area for this purpose while maintaining the required maintenance access for the lift station, this design is appropriate.

Staff notes that during the rezoning process, the applicant made a number of revisions to the overall site design and provides ample amenities for all residents and provides pedestrian connectivity to amenities by centralizing the amenity areas and connections. The subdivision design also provides a large buffer (approximately 127') from the southern maintenance access of the existing Town of Gilbert lift station facility been designed the emergency access point to continue to provide maintenance access to the existing lift station facility. Staff notes that the Town of Gilbert Wastewater Division has expressed comfort with the site design for Layton Lakes Parcel 4.

The community has a total open space area of 4.61 acres, which constitutes 24% of the net site. Streetscape landscaping along Layton Lakes Blvd and Queen Creek Road rights-of-way have been improved with the overall Layton Lakes master plan. Staff notes that all streetscape landscaping as well as the proposed community theme walls for Layton Lakes Parcel 4 will match those within the existing Layton Lakes master plan. The proposed internal street system will consist of public streets, with all street cross-sections being approved by the Town of Gilbert Engineering Division. The Layton Lakes Parcel 4 subdivision will develop in one phase.

There are two (2) amenity areas located within the proposed Layton Lakes Parcel 4 development. The primary amenity area is located in the central portion of the site with a north-south (20' wide) pedestrian trail and landscape tract providing access from lots located to the south. A secondary amenity area is located on the eastern portion of the site and provides trail connection with the existing Layton Lakes trail system and also utilizes a large turf area and benches and helps to surround the existing lift station to the north and provide a buffer. The subdivision design for Layton Lakes Parcel 4 will not be gated and will utilize public streets and demonstrates compliance with required LDC guest parking regulations.

The open space and amenity areas throughout the 19.6 acre subdivision are well designed and integrated into the subdivision. The open space and amenities provide for ease of use and enjoyment and not just utilized as retention throughout the community. Perimeter theme walls and pedestrian connections will be constructed to provide a comprehensive hardscape character and landscape palette with the existing Layton Lakes master planned community. The project entry from Layton Lake Blvd. will include monumentation/ signage, fitting with the community character and landscape theme. Together, these elements will establish a character that is complementary to the Town of Gilbert and the surrounding developments.

The proposed Layton Lakes Parcel 4 subdivision is programmed with usable active amenity areas in the center of the subject site as well as along the eastern property boundary and will coordinate with the existing Layton Lakes HOA tract and seamlessly tie into the existing trails and open space of the overall Layton Lakes master plan. The Layton Lakes Parcel 4 subdivision will be a part of the existing Layton Lakes Homeowners Association (HOA). The HOA will maintain all open space, recreational amenities, common areas and landscaping.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has not received any comment from the public regarding the request at the time this report was written.

STAFF RECOMMENDATION

Move to Approve the Findings of Fact and S17-1011, Layton Lakes Parcel 4: Request for Preliminary Plat and Open Space Plan for Layton Lakes Parcel 4 for 75 home lots (Lots 1-75) on approximately 19.6 acres of real property generally located at the northwest corner of Lindsay Road and Queen Creek Road in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay, subject to the following conditions:

1. The Final Plat and Open Space Plans for Layton Lakes Parcel 4 and construction of the project shall be in substantial conformance with Exhibit 3 Preliminary Plat, Exhibit 4 Open Space and Amenities Plan, Exhibit 5 Parking Plan and Exhibit 6 Grading and Drainage Plan, approved by the Planning Commission/ Design Review Board at the September 5, 2018 public hearing.

Respectfully submitted,
Nathan Williams, AICP
Senior Planner

Attachments:

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Preliminary Plat (2 pages)
- 4) Open Space Plan (7 pages)
- 5) Parking Plan
- 6) Grading and Drainage Plan

FINDINGS OF FACT
S17-1011, Layton Lakes Parcel 4

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, September 5, 2018* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296

*** Call Planning Department to verify date and time:
(480) 503-6805**

REQUESTED ACTION:

S17-1011: Layton Lakes Parcel 4 - Request for Preliminary Plat and Open Space Plan for Layton Lakes Parcel 4 for 75 home lots (Lots 1-75) on approximately 19.6 acres of real property generally located at the northwest corner of Lindsay Road and Queen Creek Road in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

SITE LOCATION:



APPLICANT: Pew & Lake PLC
CONTACT: Sean Lake
ADDRESS: 1744 S. Val Vista, Suite 217
Mesa, AZ 85204

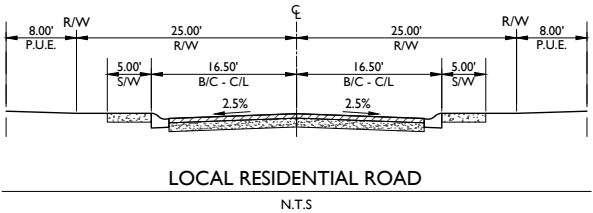
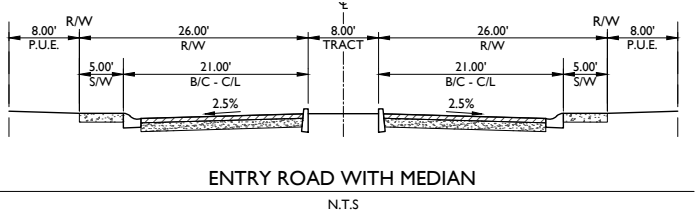
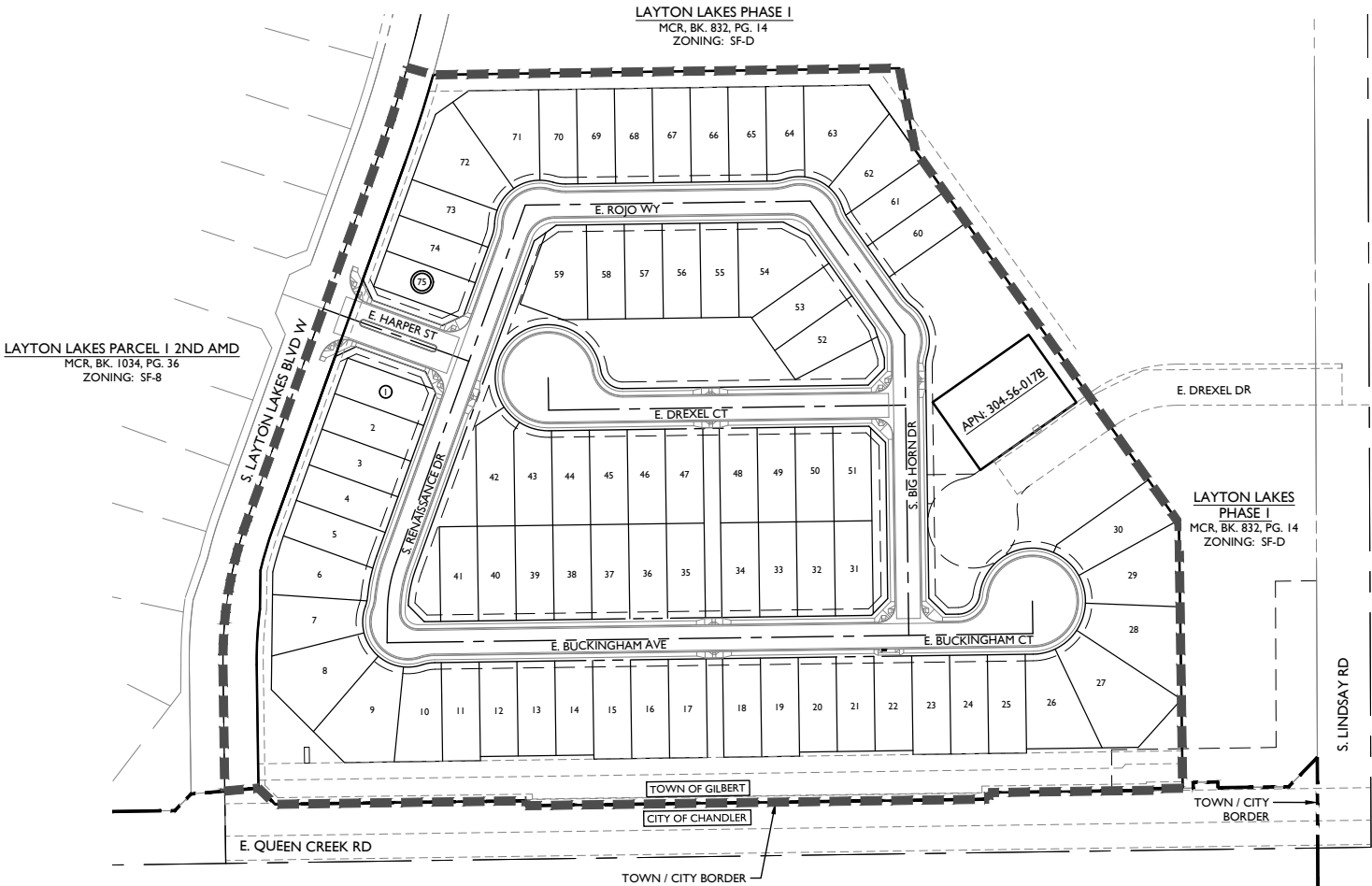
TELEPHONE: (480) 461-4670
E-MAIL: sean.lake@pewandlake.com

PRELIMINARY PLAT
FOR
LAYTON LAKES - PARCEL 4

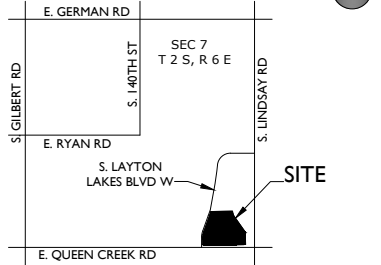
THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 7, T.2 S., R.6 E.,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	5283.21	23	5520.00	45	5290.00	67	5290.00
2	5290.00	24	5520.00	46	5290.00	68	5290.00
3	5290.00	25	5520.00	47	5290.00	69	5290.00
4	5290.00	26	7602.69	48	5290.00	70	5213.65
5	5293.04	27	11230.28	49	5290.00	71	8321.33
6	6611.42	28	8968.18	50	5290.00	72	8393.52
7	6361.76	29	8342.74	51	5287.73	73	5209.84
8	8774.04	30	7390.83	52	5855.34	74	5290.00
9	8895.67	31	5287.73	53	5579.77	75	5283.21
10	6156.32	32	5290.00	54	8631.63	TOTAL 443670.34 SQ. FT.	
11	5520.00	33	5290.00	55	5290.00		
12	5290.00	34	5290.00	56	5290.00		
13	5290.00	35	5290.00	57	5290.00		
14	5290.00	36	5290.00	58	5290.00		
15	5520.00	37	5290.00	59	7155.05		
16	5520.00	38	5290.00	60	5290.00		
17	5520.00	39	5290.00	61	5289.19		
18	5520.00	40	5290.00	62	6143.60		
19	5520.00	41	5290.00	63	8838.77		
20	5290.00	42	6232.45	64	5174.62		
21	5290.00	43	5452.73	65	5290.00		
22	5290.00	44	5290.00	66	5290.00		

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / PEDESTRIAN ACCESS EASEMENT	19032	0.437
B	LANDSCAPE / OPEN SPACE / PEDESTRIAN ACCESS EASEMENT / AMENITY	34070	0.782
C	LANDSCAPE / OPEN SPACE / PEDESTRIAN ACCESS EASEMENT	4600	0.106
D	LANDSCAPE / OPEN SPACE / PEDESTRIAN ACCESS EASEMENT	3714	0.085
E	LANDSCAPE / OPEN SPACE / PEDESTRIAN ACCESS EASEMENT / AMENITY / ACCESS EASEMENT	59509	1.367
F	LANDSCAPE / OPEN SPACE / PEDESTRIAN ACCESS EASEMENT / UTILITY EASEMENTS	78314	1.798
G	LANDSCAPE MEDIAN	774	0.018
TOTAL TRACT AREA		200013 SF	4.593 AC



VICINITY MAP
N.T.S.



PROJECT TEAM

PROPERTY DEVELOPER:
KH HOMES PHOENIX INC.
10429 S. 51st ST., SUITE 100
PHOENIX, AZ 85044
TEL: (480)-758-3047
CONTACT: RANDY LOPEZ

PLANNER, ENGINEER, AND LANDSCAPE ARCHITECT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DANIEL AUXIER, PE

PROJECT DATA

A.P.N. 304-57-696
CURRENT USE: UNDEVELOPED
EX. GENERAL PLAN LAND USE: SC > (SHOPPING CENTER)
PROP. GENERAL PLAN LAND USE: RESIDENTIAL >3.5 - 5.0 DU/AC

EXISTING ZONING: SC (SHOPPING CENTER) w/PAD
PROPOSED ZONING: SF-D WITH PAD OVERLAY

GROSS AREA: ± 19.28 ACRES
NET AREA: ± 18.54 ACRES

LOT SIZE: 46' x 115' MIN
TOTAL LOTS: 75

GROSS DENSITY: 3.89 DU/AC
OPEN SPACE: ± 4.61 ACRES (24% OF NET)

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO TOWN OF GILBERT MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING PLAN.

UTILITIES

WATER
SEWER
GAS
ELECTRIC
TELEPHONE
CABLE TV
FIRE
POLICE

TOWN OF GILBERT
TOWN OF GILBERT
SOUTHWEST GAS
SALT RIVER PROJECT (SRP)
CENTURYLINK / COX
CENTURYLINK / COX
TOWN OF GILBERT
TOWN OF GILBERT

2045 S. Vineyard Ave.
Mesa, AZ 85210
T: 480-503-2250 | F: 480-503-2258
www.epsgroupinc.com

EPS GROUP

LAYTON LAKES - PARCEL 4

COVER SHEET

Project: LAYTON LAKES - PARCEL 4

Revisions:

OCTOBER 23, 2017 - 1ST PRELIMINARY PLAT SUB.	
MARCH 19, 2018 - 2ND PRELIMINARY PLAT SUB.	
MAY 16, 2018 - 3RD PRELIMINARY PLAT SUB.	
JULY 12, 2018 - 4TH PRELIMINARY PLAT SUB.	

Call at least 48 hours before working days before you begin excavating.

ARIZONA 811

One Stop for Public Utilities (800-988-9888)

In Maricopa County: (602)933-1100

Designer: DBA
Drawn by: JAJ

Professional Engineer
Daniel B. Auxier
No. 50291
Exp. 12/31/2018

Job No.
17-302

CS01

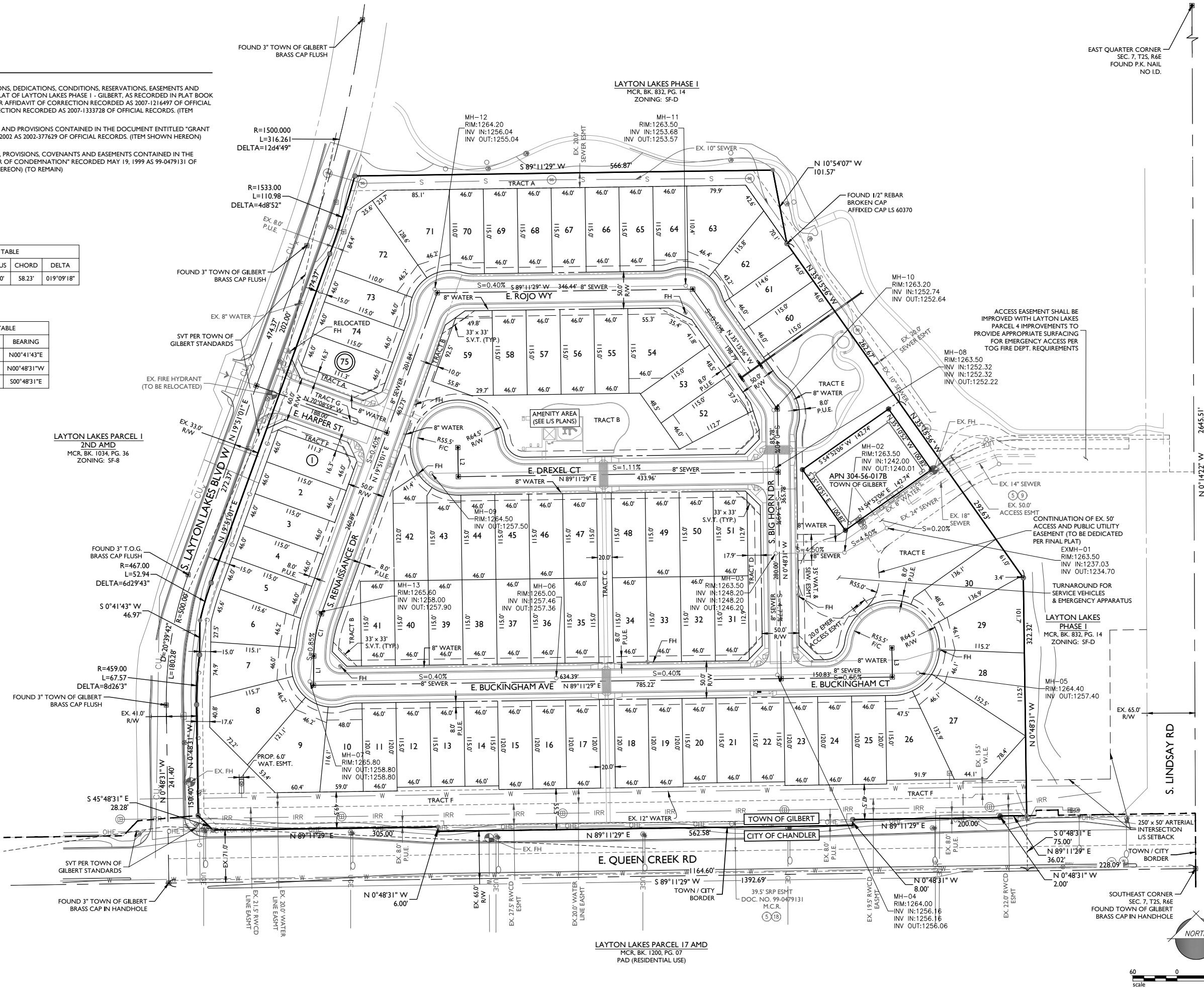
Sheet No.
1
of 2

SCHEDULE B

- 5 PROPERTY IS SUBJECT TO RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF LAYTON LAKES PHASE I - GILBERT, AS RECORDED IN PLAT BOOK 832 OF MAPS, PAGE(S) 14, THEREAFTER AFFIDAVIT OF CORRECTION RECORDED AS 2007-1216497 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED AS 2007-1333728 OF OFFICIAL RECORDS. (ITEM SHOWN HEREON) (TO REMAIN)
- 9 PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED APRIL 12, 2002 AS 2002-377629 OF OFFICIAL RECORDS. (ITEM SHOWN HEREON) (TO REMAIN)
- 18 PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "FINAL ORDER OF CONDEMNATION" RECORDED MAY 19, 1999 AS 99-0479131 OF OFFICIAL RECORDS. (ITEM SHOWN HEREON) (TO REMAIN)

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	58.51'	175.00'	58.23'	019°09'18"

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.59'	N00°41'43"E
L2	39.50'	N00°48'31"W
L3	39.50'	S00°48'31"E



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



LAYTON LAKES - PARCEL 4
PRELIMINARY PLAT

Project
LAYTON LAKES - PARCEL 4
Revisions:
OCTOBER 23, 2017 - 1ST PRELIMINARY PLAT SUB.
MARCH 19, 2018 - 2ND PRELIMINARY PLAT SUB.
MAY 16, 2018 - 3RD PRELIMINARY PLAT SUB.
JULY 12, 2018 - 4TH PRELIMINARY PLAT SUB.



Designer: DBA
Drawn by: JAJ



Expires: 12/31/2018
Job No.
17-302
PP01
Sheet No.
2 of 2



PLANT LEGEND

SYMBOL BOTANICAL NAME - COMMON NAME TREES - 24" BOX MIN.	
	FROCOSIF HYBRID - RIO SALADO QUERCUS VIRGINIANA - SOUTHERN LIVE OAK ACACIA ANURA - MULGA ULMUS PARVIFLORA - EVERGREEN ELM EXISTING TREE
SHRUBS - 5 GAL. MIN.	
	BOUGAINVILLEA SPECIES - BOUGAINVILLEA CAESALPINIA SPECIES - BIRD OF PARADISE CALLIANDRA SPECIES - FAIRY DUSTER CASIA SPECIES - CASIA EREMOPHILA SPECIES - EMU BUSH LEUCOPHYLLUM SPECIES - TEXAS SAGE MULHENDERBIA SPECIES - DEERGRASS SYMMONDSIA CHINENSIS - JOJOBA RUELLIA PENNANS - BALIA RUELLIA SALVIA SPECIES - SALVIA TEGOMA SPECIES - ARIZONA YELLOW BELLS TEGOMA SPECIES - ORANGE JUBILEE MYRTUS COMMUNIS - DRAKE MYRTLE CALLISTEMON SPECIES - LITTLE JOHN BOTTLEBRUSH
ACCENTS - 5 GAL. MIN.	
	AGAVE SPECIES - AGAVE ALOE SPECIES - ALOE DASYLIRION SPECIES - DESERT SMOOTH SPONGS EUPHORBIA SPECIES - EUPHORBIA HESPERALOE FENIFERA - GIANT HESPERALOE HESPERALOE PARVIFLORA - RED YUCCA OPUNTIA SPECIES - FRICKLEY PEAKLADY PEDILANTHUS MACROCARPUS - LADY SLIPPER YUCCA SPECIES - YUCCA
GROUND COVERS - 5 GAL. MIN.	
	ACACIA REDCLENS - DESERT CARPET ACACIA DESERT CARPET) ASPARAGUS SPRENGERI - ASPARAGUS FERN EREMOPHILA GLABRA OUTBACK SUNRISE GLANDULARIA SPECIES - VERBENA LANTANA SPECIES - LANTANA ROSEMARY SPECIES - IRINE ROSEMARY NEDELIA TRILOBATA - YELLOW DOT
	DECOMPOSED GRANITE - 1/2" SCREENED AZTEC BROWN
	MID-IRON BERMUDA TURF

NOTE: CONCEPTUAL PLANT PALETTE ABOVE MAY BE MODIFIED BASED ON UTILITY COMPANY RESTRICTIONS, HOA RESTRICTIONS AND ON THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF CONSTRUCTION. ALL PLANT MATERIAL SUBSTITUTIONS MUST BE ON THE ADORN - A MAJOR WATER USE PLANT LIST. HYDRIDS 4 SUB-SPECIES OF THE PLANT MATERIAL LISTED ABOVE MAY BE SUBSTITUTED WITH LANDSCAPE ARCHITECT APPROVAL.

VICINITY MAP



PROJECT DATA

	GERMANN RD	A.P.N. CURRENT USE: EX. GENERAL PLAN LAND USE: PROP. GENERAL LAND USE: EXISTING ZONING: PROPOSED ZONING:	B04-SF-6-B0 UNDEVELOPED C01(SHOPPING CENTER) RESIDENTIAL:0.5-0.0 DU/AC C01(SHOPPING CENTER) R/P AD SF-D WITH PAD OVERLAY
	SITE		
	VAL VISTA RD	GROSS AREA: NET AREA:	119.20 AC 110.94 AC
	QUEEN CREEK RD	LOT SIZE: TOTAL LOTS:	40' X 115' 78
D-14TH ST	OCOTILLO RD	GROSS DENSITY: OPEN SPACE:	0.09 DU/AC 14.01 AC (24% OF NET)



LAYTON LAKES

PRELIMINARY LANDSCAPE PLAN

SWC OF QUEEN CREEK RD. & LINDSAY RD.
MAY 15, 2018

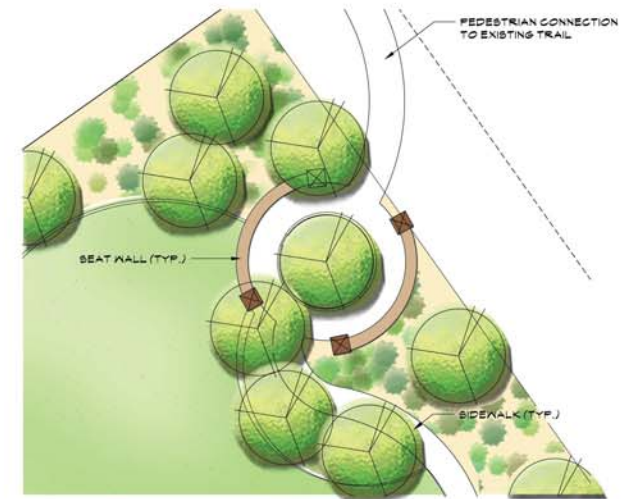
SHEET 1

SCALE: 1"=50'-0"





AMENITIES AREA ENLARGEMENT



PEDESTRIAN NODE ENLARGEMENT



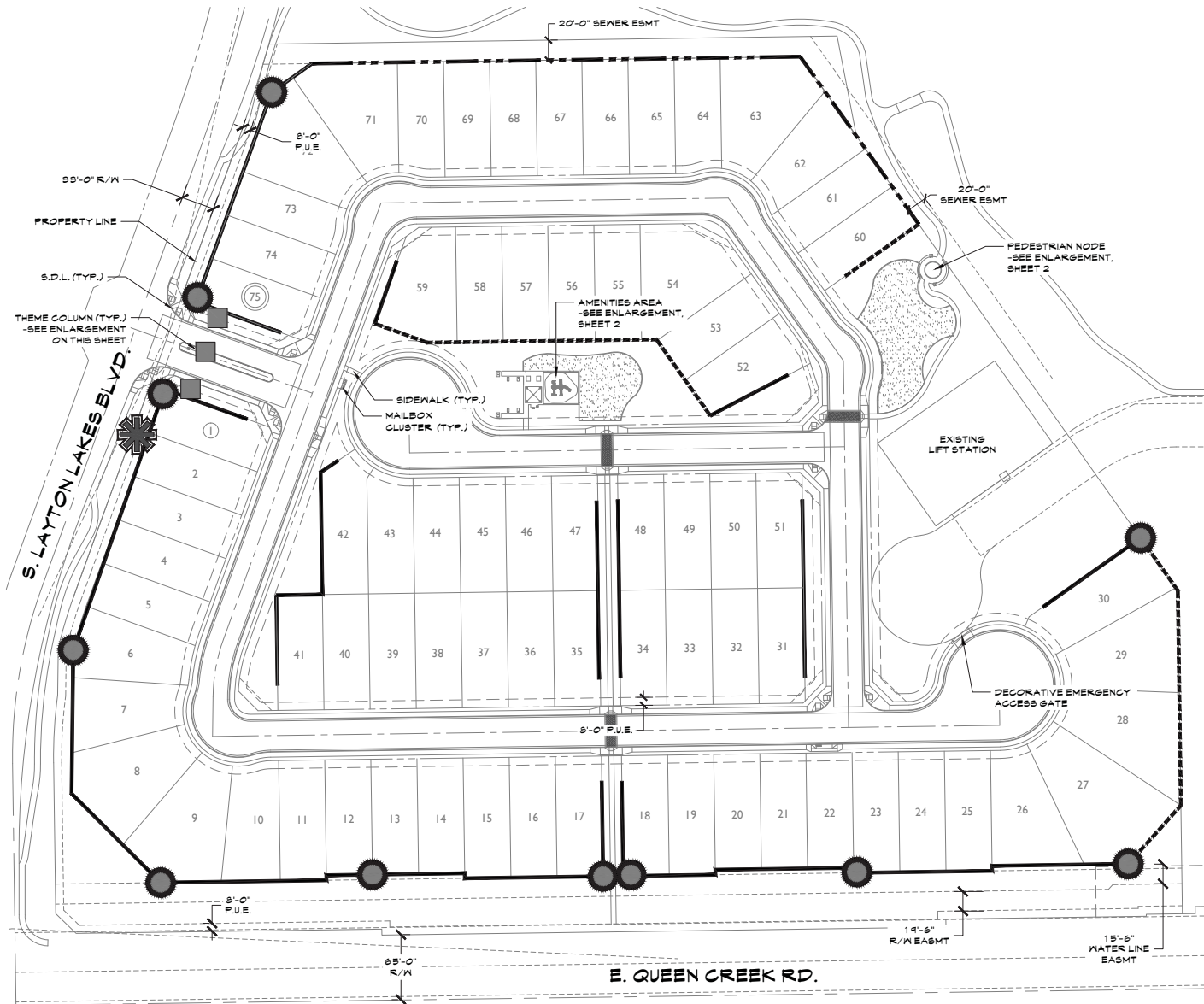
SECTION A

NTS



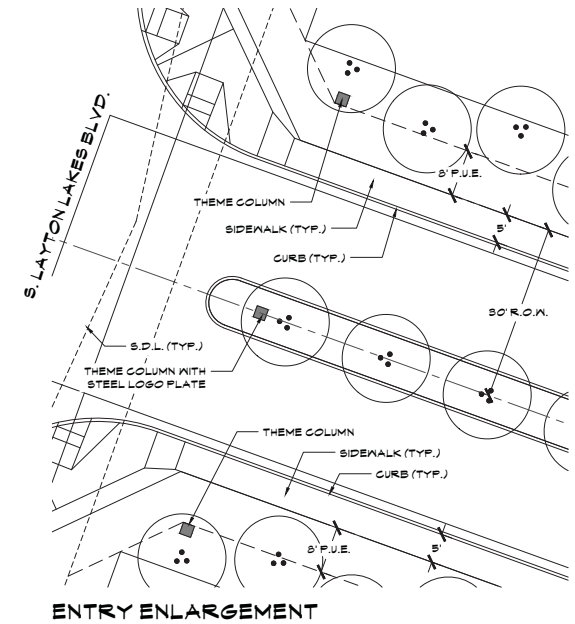
SECTION B

NTS



WALL PLAN LEGEND	
	COMMUNITY THEME WALL - SEE DETAIL 'C' ON SHEET L4.
	PARTIAL VIEW FENCE - SEE DETAIL 'D' ON SHEET L4.
	FULL VIEW FENCE - SEE DETAIL 'E' ON SHEET L4.
	COMMUNITY THEME COLUMNS - SEE DETAIL 'C' ON SHEET L4.
	SIGN MONUMENT - SEE DETAIL 'A' ON SHEET L4.
	ENTRY THEME COLUMNS - SEE DETAIL 'B' ON SHEET L4.

NOTE: CONTRACTOR TO USE THE FINAL PLAT (SITE PLAN) TO DETERMINE THE QUANTITY OF MATERIALS NECESSARY TO COMPLETE THE WORK.



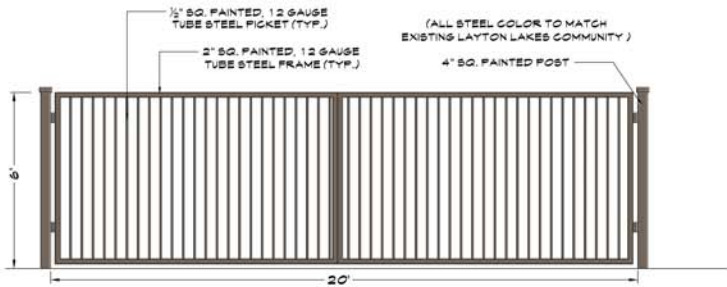
LAYTON LAKES

PRELIMINARY WALL PLAN

SWC OF QUEEN CREEK RD. & LINDSAY RD.

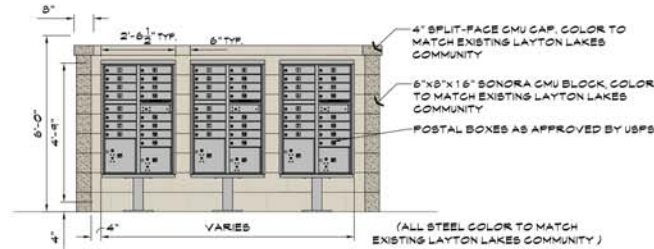
MAY 15, 2013

SHEET 3



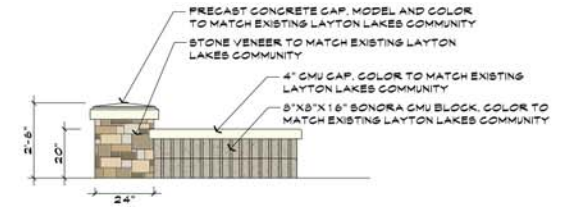
EMERGENCY ACCESS GATE

SCALE: 1/2" = 1'-0"



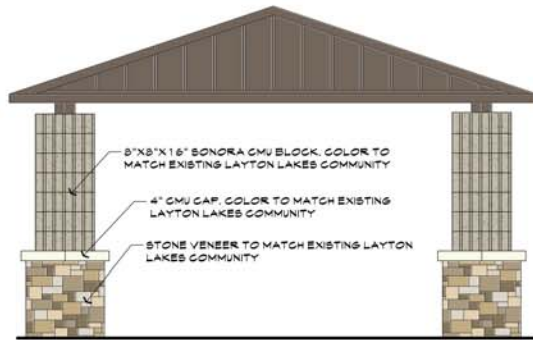
MAILBOX CLUSTER

SCALE: 1/2" = 1'-0"



SEAT WALL

SCALE: 1/2" = 1'-0"



16' x 16' RAMADA

SCALE: 1/2" = 1'-0"



PLAYSTRUCTURE
MANUFACTURER: PLAYWORLD
MODEL: CHALLENGERS 350-1716
FINAL PLAYGROUND COLORS TO BE DETERMINED AND
WILL COMPLIMENT OVERALL COMMUNITY THEME



CUSTOM HORSESHOES
PRESSURE TREATED WOOD
BACKSTOP WITH IRON STAKE

BAG TOSS
MANUFACTURER: LANDSCAPE
STRUCTURES
MODEL: STANDARD
CORNHOLE BOARD SET
BOARD COLOR: TAN
FRAME COLOR: BROWN



MAILBOX CLUSTERS
MANUFACTURER: FLORENCE MANUFACTURERS
MODEL: TRADITIONAL TYPE II
USPS TO VERIFY QUANTITY
COLOR: DARK BRONZE



BENCH
MANUFACTURER: ANOVA
MODEL: NEWCASTLE 6' CONTOUR BENCH
FRAME COLOR: BROWN
SEAT COLOR: TEXTURED SANDSTONE



PICNIC TABLE
MANUFACTURER: ANOVA
MODEL: ULTRA SLOTTED STEEL TABLE
FRAME COLOR: BROWN
TOP & SEAT COLOR: TEXTURED SANDSTONE



TRASH RECEPTACLE
MANUFACTURER: ANOVA
MODEL: LATITUDE 40 GAL. RECEPTACLE
RECEPTACLE COLOR: TEXTURED BRONZE
LID COLOR: TEXTURED SANDSTONE



BBQ GRILL
MANUFACTURER: PLY ATHLETIC
MODEL: 1140-00
COLOR: BLACK



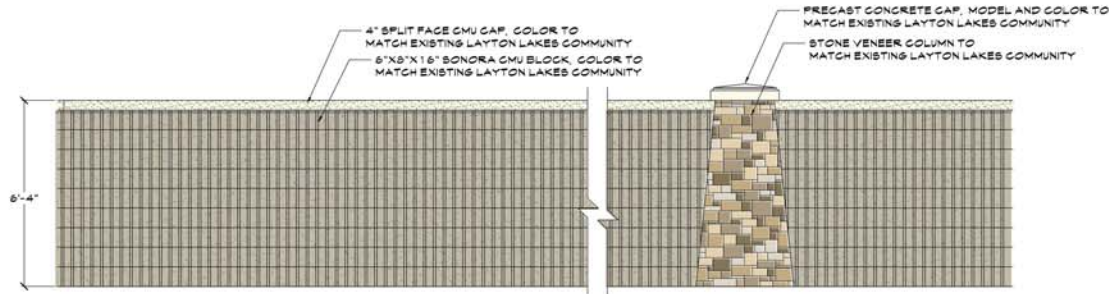
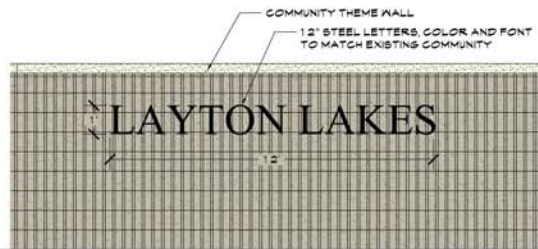
ACCENT VEHICULAR PAVERS
MATERIAL AND COLOR TO MATCH EXISTING
LAYTON LAKES COMMUNITY



LAYTON LAKES MATERIALS PALETTE

SWC OF QUEEN CREEK RD. & LINDSAY RD.
MAY 13, 2013

SHEET 3



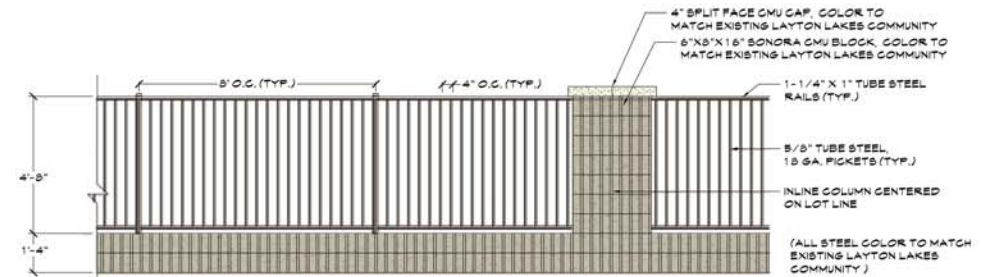
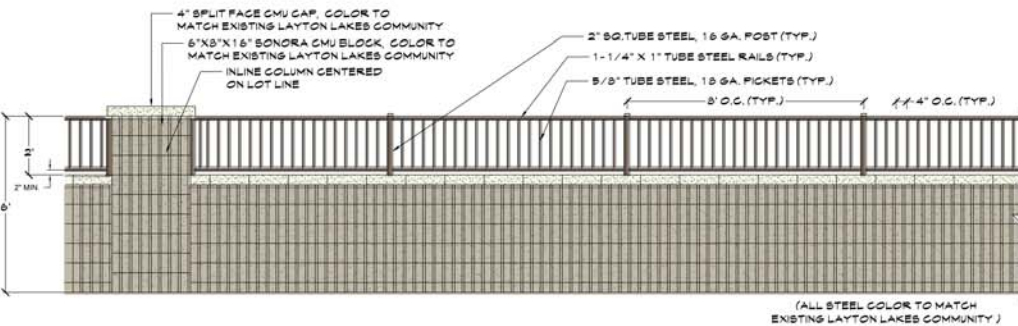
A SIGN MONUMENT

SCALE: 1/2" = 1'-0"

B ENTRY THEME COLUMN

C COMMUNITY THEME WALL

SCALE: 1/2" = 1'-0"



D PARTIAL VIEW FENCE

SCALE: 1/2" = 1'-0"

E FULL VIEW FENCE

SCALE: 1/2" = 1'-0"

LAYTON LAKES

PRELIMINARY LIGHTING PLAN



WRIGHT ENGINEERING
PROJECT NO:
18000
DESIGN BY: SLG
DRAWN BY: SLG
CHECKED BY:

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

QUEEN CREEK, ARIZONA
LAYTON LAKES
LINDSAY RD & QUEEN CREEK RD
SITE ELECTRICAL

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)

PRELIMINARY
NOT FOR
CONSTRUCTION

DRAWING NO:
SE1.1
OF 2

[illegible]

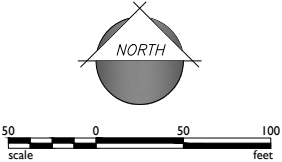
17-302

Jul 11, 2018 7:06pm S:\Projects\2017\17-302\Planning\Preliminary Plat\Exhibits\17-302 - EX01.dwg
dhughes



PARKING SUMMARY	
NUMBER OF LOTS	75
PARKING PROVIDED	
GARAGE PARKING (2 PER UNIT)	150 SPACES
GUEST PARKING	75 SPACES
AMENITY PARKING	12 SPACES
TOTAL PARKING PROVIDED	237 SPACES
PARKING RATIO	3.2 SPACES PER LOT

LEGEND	
	TRASH BARREL
	RECYCLING BARREL
	UNRESTRICTED GUEST PARKING (75 SPACES)
	AMENITY PARKING (12 SPACES)



2045 S. Vineyard Ave, Suite 100
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2251
www.epsgroup.com

Project: Layton Lakes Parcel 4
Gilbert, AZ

Revisions:

OCTOBER 23, 2017 - 1ST PRELIMINARY PLAT SUB.	
MARCH 13, 2018 - 2ND PRELIMINARY PLAT SUB.	
MAY 16, 2018 - 3RD PRELIMINARY PLAT SUB.	
JULY 12, 2018 - 4TH PRELIMINARY PLAT SUB.	

Call at least two full working days before you start.

Designer: DCH
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
17-302

EX01

Sheet No.
1
of 1

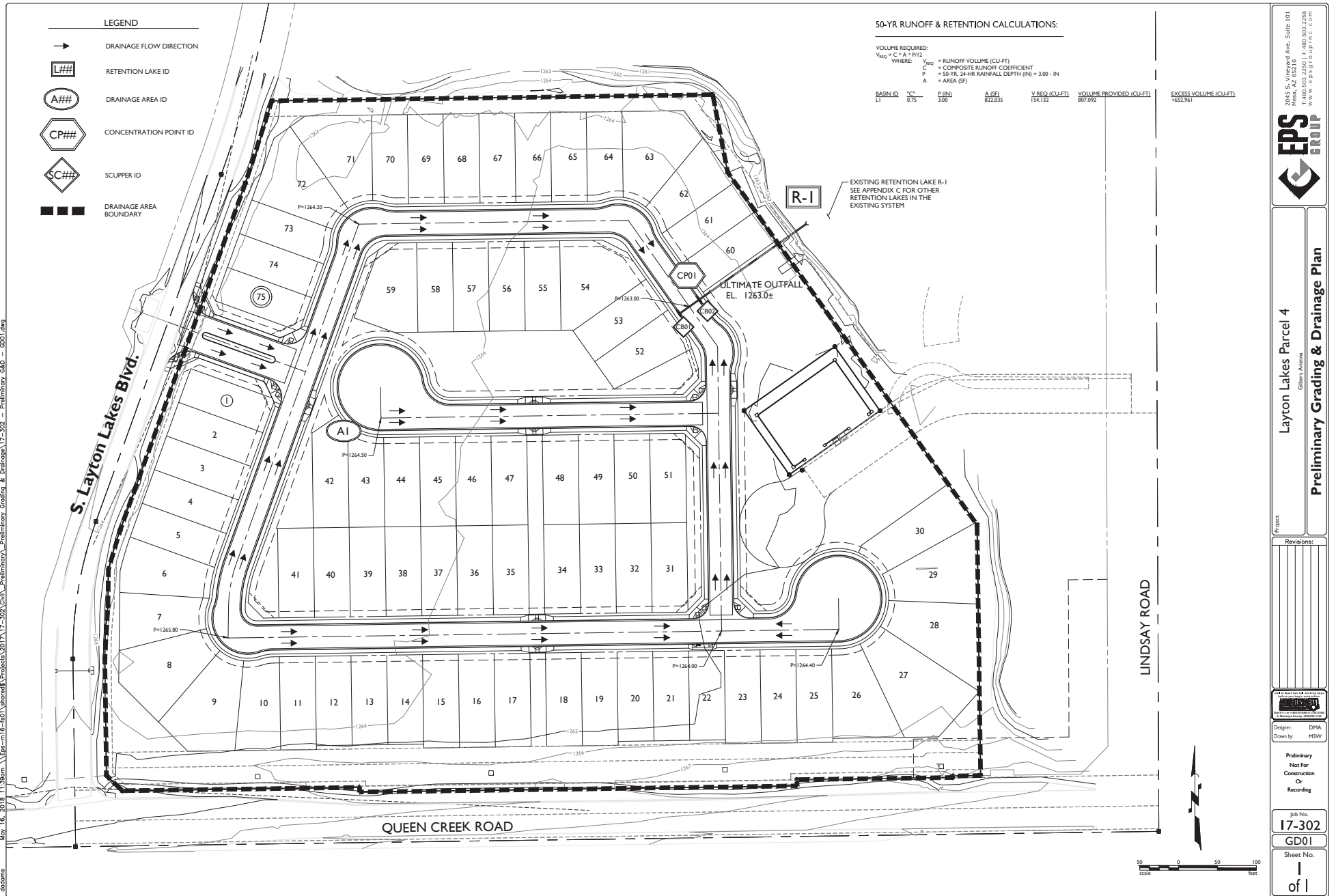
S17-1011 Layton Lakes Parcel 4

Attachment 6: Grading and Drainage Plan

September 5, 2018

17-302 - Layton Lakes Parcel 4

May 16, 2018 11:29am \\Epm-m16-401\shared\Projects\2017\17-302\17-302 Civil Preliminary Grading & Drainage\17-302 - Preliminary G&D - 0901.dwg



2045 S. Vineyard Ave, Suite 101
 Mesa, AZ 85210 P: 480.933.0250
 F: 480.933.0251
 WWW.EPSGROUP.COM



Layton Lakes Parcel 4
 Gilbert, Arizona
Preliminary Grading & Drainage Plan

Revisions:

No.	Description

Designer: DPM
 Drawn by: MSW

Preliminary
 Not For
 Construction
 Or
 Recording

Job No.
17-302
GD01

Sheet No.
1
 of 1